

PROPERTY LOCATION

No	Alt No	Direction/Street/City
58		FAIRMONT ST, ARLINGTON

OWNERSHIP

Owner 1:	ZHANG BOYU		
Owner 2:			
Owner 3:			
Street 1:	58 FAIRMONT ST UNIT 2		
Street 2:			
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	Own Occ: Y
Postal:	02474	Type:	

PREVIOUS OWNER

Owner 1:	LUPI MICHAEL R -		
Owner 2:	-		
Street 1:	58 FAIRMONT STREET		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02474		

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1960, having primarily Wood Shingle Exterior and 820 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc	CONDO		Total:		Spl Credit		Total:	
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

1 of 1
CARD

Residential

ARLINGTON

APPRAISED:

USE VALUE:

ASSESSED:

Total Card /

Total Parcel

539,300

539,300

539,300

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	539,300			539,300
Total Card	0.000	539,300			539,300
Total Parcel	0.000	539,300			539,300
Source: Market Adj Cost		Total Value per SQ unit /Card:		657.68	/Parcel: 657.68

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	539,300	0	.		539,300		Year end	12/23/2021
2021	102	FV	524,600	0	.		524,600		Year End Roll	12/10/2020
2020	102	FV	517,300	0	.		517,300	517,300	Year End Roll	12/18/2019
2019	102	FV	471,600	0	.		471,600	471,600	Year End Roll	1/3/2019
2018	102	FV	419,100	0	.		419,100	419,100	Year End Roll	12/20/2017
2017	102	FV	383,600	0	.		383,600	383,600	Year End Roll	1/3/2017
2016	102	FV	383,600	0	.		383,600	383,600	Year End	1/4/2016
2015	102	FV	350,000	0	.		350,000	350,000	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT

[illegible]

PAT ACCT.

[illegible]

BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

[illegible]

Sign:

VERIFICATION OF VISIT NOT DATA



Patriot
Properties Inc.

USER DEFINED

	Prior Id # 1:	2062
	Prior Id # 2:	
	Prior Id # 3:	
	Prior Id # 1:	
	Prior Id # 2:	
	Prior Id # 3:	
	Prior Id # 1:	
3	Prior Id # 2:	
	Prior Id # 3:	
	ASR Map:	
	Fact Dist:	
	Reval Dist:	
	Year:	
	LandReason:	
	BldReason:	
	CivilDistrict:	
	Ratio:	

Type:	99 - Condo Conv		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GOLD		
View / Desir:			

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

GENERAL INFORMATION

Grade: C - Average	
Year Blt: 1960	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdic: G5	Fact:
Const Mod:	
Lump Sum Adj:	

OTHER FEATURES		
Kits: 1	Rating:	Very Good
A Kits:	Rating:	
Frpl:	Rating:	
WSFlue:	Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	2 - 2nd Floor
% Own:	51.599998474
Name:	

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1										# Units	1
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals		RM	s: 4			BR	s: 2		Bath	s: 1		HB

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1	- Drywall	
Sec Int Wall:			%
Partition:	T	- Typical	
Prim Floors:	4	- Carpet	
Sec Floors:			%
Bsmnt Flr:	12	- Concrete	
Subfloor:			
Bsmnt Gar:	1		
Electric:	3	- Typical	
Insulation:	2	- Typical	
Int vs Ext:	S		
Heat Fuel:	1	- Oil	
Heat Type:	3	- Forced H/W	
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

DEPRECIATION		
Phys Cond:	VG - Very Good	4.6 %
Functional:		%
Economic:		%
Special:		%
Override:		%
	Total:	4.6 %

CALC SUMMARY

Basic \$ / SQ:	305.00
Size Adj.:	1.35000002
Const Adj.:	0.99000001
Adj \$ / SQ:	407.633
Other Features:	69500
Grade Factor:	1.00
NBHD Inf:	1.39999998
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	565262
Depreciation:	26002
Depreciated Total:	539260

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No	Unit	RMS	BRS	FL
1		4	2	2
Totals				
1		4	2	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

PARCEL ID 002.A-0006-0002.2

[illegible]

More: N	Total Yard Items:	Total Special Features:	Total:
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SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	820	407.630	334,250
Net Sketched Area:		820	Total:	334,250
Size Ad	820 Gross Area	820	FinArea	820

SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
59						
59						
20						

IMAGE

AssessPro Patriot Properties, Inc

